

NOTICE OF PUBLIC HEARING

Proposed Formation of the Beach Drive Community Improvement District

First Date of Publication: February 1, 2023

A public hearing will be held on the formation of the Beach Drive Community Improvement District (the “District”) by the Board of Aldermen of the City of Osage Beach, Missouri as noted below. Pursuant to § 67.1431 RSMo., all interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Name of CID: Beach Drive Community Improvement District

Boundaries of CID: See attached legal description and District map

Meeting: Board of Alderman Meeting – Regular Meeting

Date/Time: February 16, 2023 at 6:00 P.M.

Location: City Hall, 1000 City Parkway, Osage Beach, MO 65065

A signed petition to establish the District has been filed with the City Clerk of Osage Beach, Missouri and is available for review at the office of the City Clerk, located at 1000 City Parkway, Osage Beach, Missouri 65065, during regular business hours. For more information, contact Tara Berreth at tberreth@osagebeach.org.

Legal Description of CID

TRACT ONE

A PART OF GOVERNMENT LOTS 2 AND 3 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 15 WEST AND PART OF GOVERNMENT LOTS 8 AND 10 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 16 WEST, CAMDEN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

“BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 15 WEST AND RUNNING IN A SOUTHERLY DIRECTION ALONG AND WITH THE WEST LINE OF THE SAID EAST HALF TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF BEACH DRIVE; THENCE DEPARTING THE SAID WEST LINE IN A SOUTHEASTERLY DIRECTION ALONG AND WITH THE SAID SOUTHERLY RIGHT-OF-WAY TO A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY OF OSAGE BEACH PARKWAY AND MARKING THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AT BOOK 617 PAGE 488 AT THE CAMDEN COUNTY RECORDER’S OFFICE; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY IN A SOUTHERLY DIRECTION ALONG AND WITH THE EASTERLY BOUNDARY OF THE SAID TRACT OF LAND RECORDED AT BOOK 617 PAGE 48 TO A POINT LOCATED ON THE SOUTH LINE OF LOT 2 OF SHADY ACRES SUBDIVISION, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER’S OFFICE; THENCE DEPARTING THE SAID EASTERLY BOUNDARY LINE IN A NORTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING THE SAID SOUTH LINE IN A NORTHERLY DIRECTION ALONG AND WITH THE WEST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF LOT 29 OF KIRKWOOD HARBOR, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER’S OFFICE; THENCE DEPARTING THE SAID WEST LINE IN A SOUTHWESTERLY DIRECTION ALONG AND WITH THE SOUTH LINE OF SAID LOT 29 TO A POINT LOCATED ON THE CENTERLINE OF CARIE LANE; THENCE DEPARTING THE SAID SOUTH LINE IN A SOUTHWESTERLY DIRECTION ALONG AND WITH THE CENTERLINE OF SAID CARIE LANE TO A POINT MARKING THE MOST SOUTHERLY CORNER OF LOT 23 OF KIRKWOOD HARBOR; THENCE DEPARTING THE SAID CENTERLINE IN A NORTHWESTERLY DIRECTION ALONG AND WITH THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE DEPARTING THE SAID SOUTH LINE IN A NORTHERLY DIRECTION ALONG AND WITH THE WEST LINE OF SAID LOT 23 TO A POINT MARKING THE SOUTHERLY COMMON LOT CORNER OF LOTS 35 AND 36 OF SAID KIRKWOOD HARBOR; THENCE DEPARTING THE SAID WEST LINE IN A WESTERLY DIRECTION ALONG AND WITH THE SOUTH LINES OF LOTS 36, 37 AND 38 OF SAID KIRKWOOD HARBOR TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE DEPARTING THE SAID SOUTH LINE IN A SOUTHWESTERLY THEN NORTHWESTERLY DIRECTION ALONG AND WITH THE OUTBOUNDARY LINE LOT 1 OF KIRKWOOD PINES, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER’S, TO THE SOUTHERLY COMMON LOT CORNER OF SAID LOT 1 AND LOT 2 OF SAID KIRKWOOD PINES; THENCE DEPARTING THE SAID OUTBOUNDARY LINE OF LOT 1 IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 2 OF KIRKWOOD PINES TO THE EASTERLY RIGHT-OF-WAY OF BEACH DRIVE;

THENCE DEPARTING THE SAID SOUTH LINE OF LOT 2 IN A NORTHWESTERLY DIRECTION ALONG AND WITH THE EASTERLY RIGHT-OF-WAY OF SAID BEACH DRIVE TO THE NORTH LINE OF SAID LOT 2 OF KIRKWOOD PINES; THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY IN A NORTHEASTERLY DIRECTION ALONG AND WITH THE NORTH LINES OF SAID LOT 2 AND LOT 1 OF KIRKWOOD PINES TO A POINT LOCATED ON THE CENTERLINE OF SAID BEACH DRIVE; THENCE DEPARTING THE SAID NORTH LINE IN A NORTHWESTERLY DIRECTION ALONG AND WITH THE SAID CENTERLINE OF BEACH DRIVE TO THE SOUTHWEST CORNER OF LOT 1 OF BACKWATER JACKS 2, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID CENTERLINE IN A NORTHWESTERLY DIRECTION ALONG AND WITH THE WEST LINE OF SAID LOT 1 OF BACKWATER JACKS 2 TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF SAID BEACH DRIVE AND MARKING THE SOUTHERLY COMMON LOT CORNER OF SAID LOT 1 OF BACKWATER JACKS 2 AND LOT 5 OF BELLAVILLA POINT AMENDED, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID WEST LINE OF LOT 1 IN A SOUTHWESTERLY DIRECTION ALONG AND WITH THE NORTHERLY RIGHT-OF-WAY OF SAID BEACH DRIVE TO THE INTERSECTION OF SAID BEACH DRIVE AND SOUTHERLY RIGHT-OF-WAY OF COZY CT, THENCE DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY OF BEACH DRIVE IN A WESTERLY DIRECTION ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID COZY CT TO A THE EASTERLY COMMON LOT CORNER OF LOTS 1 AND 2 OF SAID BELLAVILLA POINT AMENDED; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY OF COZY CT IN A SOUTHWESTERLY DIRECTION ALONG AND WITH THE COMMON LOT LINE OF SAID LOTS 1 AND 2 TO THE 662 CONTOUR OF THE LAKE OF THE OZARKS; THENCE DEPARTING THE SAID COMMON LOT LINE ALONG AND WITH THE SAID 662 IN A GENERALLY NORTHEASTERLY THENCE WESTERLY DIRECTION TO THE SOUTHWEST CORNER OF LOT 1A OF A RESUBDIVISION OF LOTS 1 AND 2 OF OSAGE BEACH THIRD ADDITION, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID 662 CONTOUR IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 1A TO THE NORTHWEST CORNER OF SAID LOT 1A AND LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF TAYLOR LANE; THENCE DEPARTING THE SAID WEST LINE IN A SOUTHEASTERLY DIRECTION ALONG AND WITH THE SAID SOUTHERLY RIGHT-OF-WAY OF TAYLOR LANE TO THE SOUTHEAST CORNER OF THE SAID RIGHT-OF-WAY OF TAYLOR LANE; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY OF TAYLOR LANE IN A NORTHERLY DIRECTION ALONG AND WITH THE EASTERLY RIGHT-OF-WAY OF SAID TAYLOR LANE TO THE NORTHEAST CORNER OF THE SAID RIGHT-OF-WAY OF TAYLOR LANE AND LOCATED ON THE SOUTH LINE OF LOT 42 OF OSAGE BEACH THIRD ADDITION, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY IN A NORTHWESTERLY DIRECTION ALONG AND WITH THE SOUTH LINE OF SAID LOT 42 AND THE NORTHERLY RIGHT-OF-WAY OF SAID TAYLOR LANE TO THE SOUTHERLY POINT OF A CONDITIONAL LINE RECORDED IN BOOK 795 PAGE 252, AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID SOUTH LINE AND NORTHERLY RIGHT-OF-WAY IN A NORTHERLY DIRECTION ALONG AND WITH THE SAID CONDITIONAL LINE RECORDED BOOK 795 PAGE 252 TO THE NORTHERLY POINT OF THE SAID CONDITIONAL LINE LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SUNSET

DRIVE; THENCE DEPARTING THE SAID CONDITIONAL LINE NORTHEASTERLY DIRECTION ALONG AND WITH THE SAID SOUTHERLY RIGHT-OF-WAY OF SUNSET DRIVE TO THE NORTHWEST CORNER OF LOT 2H OF SUNSET TWENTY-TWO SECOND ADDITION AMENDED PLAT, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY IN A SOUTHERLY DIRECTION ALONG AND WITH THE WEST LINE OF SAID LOT 2H TO THE NORTHWEST CORNER OF LOT 4 OF VALLEY VIEW ESTATES FIRST ADDITION, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID WEST LINE OF LOT 2H IN A EASTERLY DIRECTION ALONG AND WITH THE NORTH LINES OF LOTS 1, 2, 3 AND 4 OF SAID VALLEY VIEW ESTATES FIRST ADDITION TO THE NORTHERLY COMMON LOT CORNER OF SAID LOT 1 OF VALLEY VIEW ESTATES FIRST ADDITION AND LOT 1C OF A RESUBDIVISION OF AVE SUBDIVISION, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID NORTH LINES IN A SOUTHERLY DIRECTION ALONG AND WITH THE COMMON LOT LINE OF SAID LOT 1 OF VALLEY VIEW ESTATES FIRST ADDITION AND LOT 1C OF A RESUBDIVISION OF AVE SUBDIVISION TO THE CENTERLINE OF VALLEY VIEW DRIVE; THENCE DEPARTING THE SAID COMMON LOT LINE IN A SOUTHERLY DIRECTION ALONG AND WITH THE SAID CENTERLINE OF VALLEY VIEW DRIVE TO THE WESTERLY RIGHT-OF-WAY OF SAID OSAGE BEACH PARKWAY; THENCE DEPARTING THE SAID CENTERLINE IN A SOUTHWESTERLY DIRECTION ALONG AND WITH THE SAID WESTERLY RIGHT-OF-WAY TO THE SOUTH LINE OF LOT 1 OF VALLEY VIEW ESTATES, A SUBDIVISION OF RECORD AT THE CAMDEN COUNTY RECORDER'S OFFICE; THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY IN A WESTERLY DIRECTION ALONG AND WITH THE SOUTH LINES OF LOT 1, 4, 5, 6 AND 7 OF SAID VALLEY VIEW ESTATES TO THE SOUTHERLY COMMON LOT CORNER OF SAID LOT 7 OF VALLEY VIEW ESTATES AND LOT 4 OF VALLEY VIEW ESTATES FIRST ADDITION; THENCE DEPARTING THE SAID SOUTH LINE IN WESTERLY DIRECTION ALONG AND WITH THE SOUTH LINE OF SAID LOT 4, RETURNING TO THE POINT OF BEGINNING. EXCEPTING OUT LOTS 30, 33, 34 AND TRACT B OF KIRKWOOD HARBOR AND THAT PART OF LOT 1 OF OSAGE BEACH DEVELOPMENT NO. 4 RECORDED IN BOOK 773 PAGE 610 AT THE CAMDEN COUNTY RECORDER'S OFFICE."

SUBJECT TO THE RIGHT-OF-WAY OF BEACH DRIVE, OSAGE BEACH PARKWAY, SUNSET DRIVE, VALLEY VIEW DRIVE, COZY CT, CARIE LANE, TAYLOR LANE AND TO ANY OTHER RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS EITHER OF RECORD OR NOT.

"TRACT ONE" IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT PART OF THE ABOVE DESCRIPTION.

END OF DESCRIPTION

